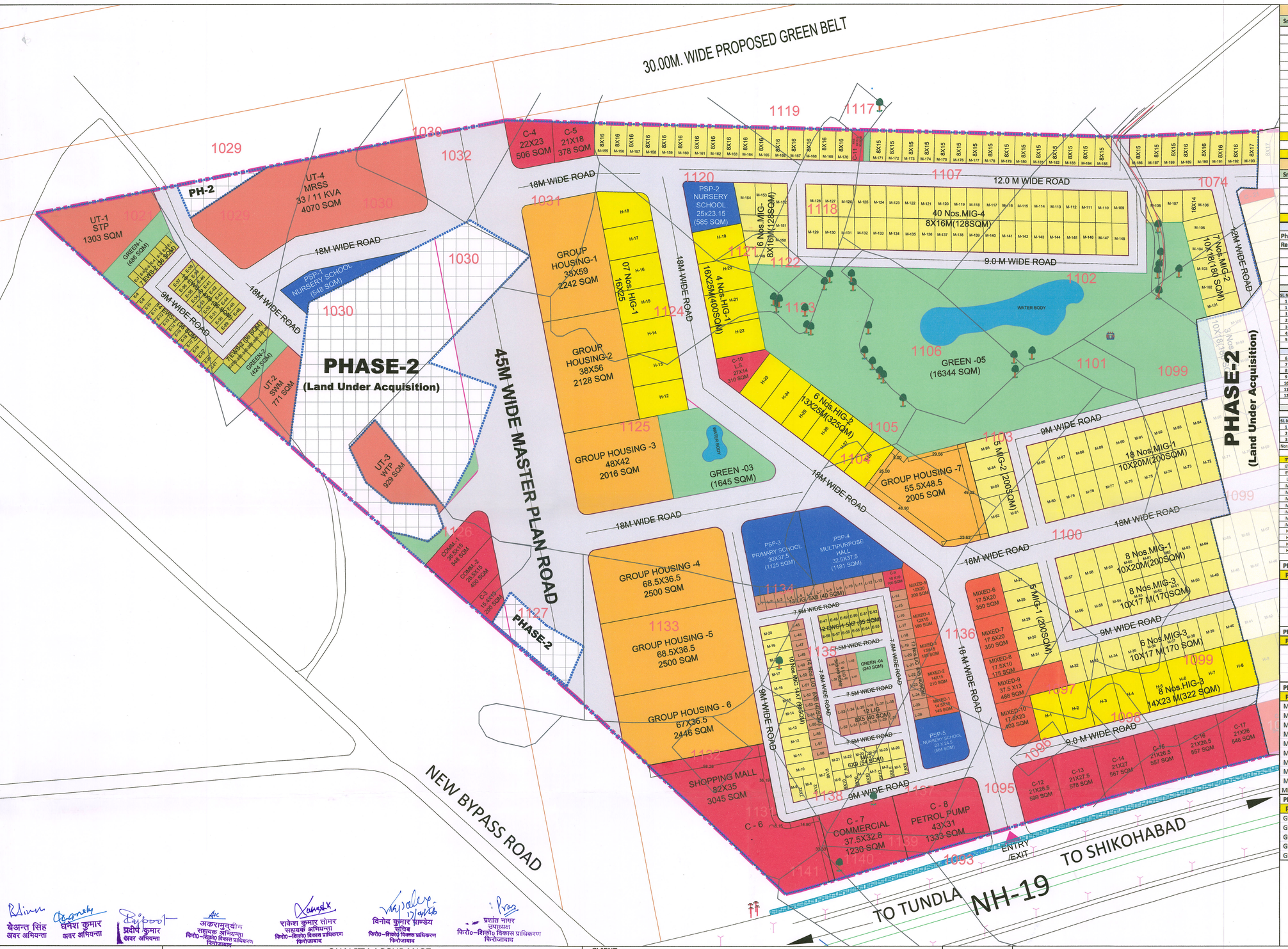

Detailed Area Statement

Sr.no	Activities	Area (Sq.m.)	Area (Ha)	Percentage(%)
1	RESIDENTIAL USE	53461.50	5.35	41%
1a	Plotted	37542.23	3.75	29%
1b	Group Housing	15919.27	1.59	12%
2	MIX LANDUSE	2699.41	0.27	2%
3	COMMERCIAL USE	11647.16	1.16	9%
4	PUBLIC - SEMI PUBLIC USE	11107.48	1.11	9%
4a	PSP	4034.03	0.40	3%
4b	Utility	7073.44	0.71	5%
5	ROAD	31737.26	3.17	24%
6	GREEN AND OPEN SPACE	19489.17	1.95	15%
6a	Organised Green Spaces	19355.77	1.94	15%
6b	Uncountable Green	143.40	0.01	0%
A	TOTAL	130151.97	13.02	100%
	Mater Plan 45M ROW road	10460.73		
B	TOTAL SCHEME AREA	140612.71	14.06	100%

Saleable Area Statement

Sr.no	Activities	Area (Sq.m.)	Area (Ha)	Percentage(%)
1	RESIDENTIAL USE	53461.50	5.35	41%
2	MIX LANDUSE	2699.41	0.27	2%
3	COMMERCIAL USE	11647.16	1.16	9%
4	PUBLIC - SEMI PUBLIC USE	4034.03	0.40	3%
	TOTAL SALABLE AREA	71842.10	7.18	55%

PACHWAN TOWNSHIP - GREEN AND OPEN SPACE

Phase 1 Area	130151.97	Sq.m.
Requirement of Green Area on telescopic basis		
(i) Green Area Requirement (15% of Phase Area)	19522.80	Sq.m.
(ii) Minus Green Area requirement for 3000 sq.m.	450.00	Sq.m.
Net Green Area Requiremmt	19072.80	Sq.m.
Green Area Provided	19139.51	Sq.m.

PACHWAN TOWNSHIP - POPULATION AND DWELLING UNIT DETAIL (PHASE 1)

Sl. No.	Category of Plot	Area (in sq.m.)	No. of Plots	DU Allowed	No. of Units	Percentage	Population
1	EWS	36 m²	58	1	58	48%	290
1	LIG	40 m²	58	1	58		290
1	MIG	51 - 300 m²	22	2	44		220
2		100 - 150 m²	88	2	176		880
3		151 - 300 m²	58	4	232		1160
4	HIG	301 - 400 m²	25	4	100	9%	500
5		Above 401 m²	0	5	0		0
	Sub - Total		309		553		3340
	GROUP HOUSING	Area (in sq.m.)	ROW	DU PER.HA	No. of Units	Percentage	Population
6	GH-1	22162.53	45	330 units / Ha.	73	43%	375
7	GH-2	21489.19	45	330 units / Ha.	71		355
8	GH-3	2003.17	45	330 units / Ha.	66		330
9	GH-4	2518.91	45	330 units / Ha.	83		415
10	GH-5	2527.60	45	330 units / Ha.	83		415
11	GH-6	2453.71	45	330 units / Ha.	81		405
12	GH-7	2005.18	18	250 units / Ha.	50	5%	250
	Sub - Total				509		2545
	Total				1061		5885

Sl. No	Calculation for EWS / LIG Plots	Required	Provided
1	Total No. on Units	552	
2	EWS Units (10% of total units)	55	58
3	LIG Units (10% of total units	55	58

Note : EWS/LIG DU's for Group Housing will be included within the Group Housing Plots.

PHASE-1	Plotted Development			
TYPE	Plot Size	No. Plots	AREA (M²)	Total Area
EWS	5 X 7	12	35	420
EWS	4 X 9	46	36	1656
LIG	5 X 8	58	40	2320
MIG	6 X 9	6	54	324
MIG	7 X 14	10	98	980
MIG	8 X 15	18	120	2160
MIG	8 X 16	66	128	8448
MIG	10 X 17	14	170	2380
MIG	10 X 18	7	180	1260
MIG	10 X 20	36	200	7200
HIG	14 X 23	8	320	2560
HIG	13 X 25	6	325	1950
HIG	16 X 25	11	400	4400
HIG	ODD PLOTS	11	-	1011
TOTAL		309		

PHASE-1	PUBLIC SEMI-PUBLIC	
Pl. No.	Type	Area
PSP1	PSP	548
PSP2	PSP	585
PSP3	PSP	1125
PSP4	PSP	1190
PSP5	PSP	570

PHASE-1	UTILITY	
Pl. No.	Type	Area
UT 1	STP	1303
UT 2	SWM	770
UT 3	WTP	930
UT 4	MRSS	4070

PHASE-1	MIXED USE	
Pl. No.	Type	Area
MIXED 1	MIXED USE	145
MIXED 2	MIXED USE	210
MIXED 3	MIXED USE	195
MIXED 4	MIXED USE	180
MIXED 5	MIXED USE	200
MIXED 6	MIXED USE	350
MIXED 7	MIXED USE	350
MIXED 8	MIXED USE	175
MIXED 9	MIXED USE	485
MIXED 10	MIXED USE	403

PHASE-1	GREEN/OPEN	
Pl. No.	Type	Area
GREEN 1	GREEN/OPEN	486
GREEN 2	GREEN/OPEN	424
GREEN 3	GREEN/OPEN	1645
GREEN 4	GREEN/OPEN	240
GREEN 5	GREEN/OPEN	16344

PHASE-1	GROUP HOUSING	
Pl. No.	Type	Area
GH 1	GROUP HOUSING	2260
GH 2	GROUP HOUSING	2130
GH 3	GROUP HOUSING	2000
GH 4	GROUP HOUSING	2500
GH 5	GROUP HOUSING	2500
GH 6	GROUP HOUSING	2450
GH 7	GROUP HOUSING	2005

PHASE-1	Commercial Plots	
Pl. No.	Type	Area
C1	COMMERCIAL	550
C2	COMMERCIAL	400
C3	COMMERCIAL	200
C4	COMMERCIAL	500
C5	COMMERCIAL	375
C6	COMMERCIAL	3045
C7	COMMERCIAL	1230
C8	COMMERCIAL	1330
C9	COMMERCIAL	100
C10	COMMERCIAL	310
C11	COMMERCIAL	93
C12	COMMERCIAL	600
C13	COMMERCIAL	575
C14	COMMERCIAL	565
C15	COMMERCIAL	555
C16	COMMERCIAL	555
C17	COMMERCIAL	545

LEGEND
- Site Boundary
- Phase-1 Boundary
- Land Under Acquistion
- Residential (HIG)
- Residential (MIG)
- Residential (G.Housing)
- PSP
- Commercial
- Mix Landuse
- Utilities
- Green
- Road
- Khasra Boundary
- 1133 Khasra Number

आमोक्रमांक 11/2026

"चन्द्रवार आवासीय योजना फेस-1

फीरोजाबाद-शिकोहाबाद विकास प्राधिकरण
फीरोजाबाद
मानचित्र संख्या 11/2026
सचिव / उपाध्यक्ष महोदय
द्वारा दिनांक 20/4/2026 को दी गई
के क्रम में सम्यक्नुसार शर्तों के साथ
स्वीकृत
सहायक अभियन्ता फिरो०-शिको० विकास प्राधिकरण, फिरो०
सचिव फिरो०-शिको० विकास प्राधिकरण, फिरो०

REVISION BLOCK		
5		
4		
3		
2		
1		
0		
REV.	DATE	DESCRIPTION

बेअन्त सिंह अवर अभियन्ता | धनेश कुमार अवर अभियन्ता | प्रदीप कुमार अवर अभियन्ता | अकरामुद्दीन सहायक अभियन्ता फिरो०-शिको० विकास प्राधिकरण फिरोजाबाद | राकेश कुमार सोनर सहायक अभियन्ता फिरो०-शिको० विकास प्राधिकरण फिरोजाबाद | विनोद कुमार पाण्डेय सचिव फिरो०-शिको० विकास प्राधिकरण फिरोजाबाद | प्रशांत नागर उपाध्यक्ष फिरो०-शिको० विकास प्राधिकरण फिरोजाबाद

QUALITY ASSURANCE

The responsibility of control, check and verification of accuracy, correctness, completeness, integration and full compliance of contract provisions in respect of design analysis and drawings rests with the approving agency

B.B.D	R.K	A.N.S	S.B.R
DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY

CLIENT : FIROZABAD-SHIKOHABAD DEVELOPMENT AUTHORITY RAJA KA TAAL TIRAHA, NH-2, NEAR ORCHID GREEN COLONY, FIROZABAD, UTTAR PRADESH, 283203

CONSULTANT. Voyants Solutions Pvt.Ltd
403, 4th Floor, BPTP Park Centra, NH-8, Sec-30, Gurugram-122002 Ph : 0124-4018653, Tele Fax : 0124-4019051

PROJECT TITLE : PREPARATION OF DETAILED LAYOUT PLAN, DETAILED DESIGN AND PROJECT MANAGEMENT OF ALL PROJECT COMPONENTS OF PACHWAN TOWNSHIP IN FIROZABAD

DRAWING TITLE : Pachwan Township - Layout Plan-PHASE-1

DRAWING NO : VSPL/IPD/ 2425_031/IPD/FMP/PT/02

DRAWING SCALE : 0 15 30 45 60 120 M

NOTE : ALL THE DIMENSIONS ARE IN METERS (M)

ISSUE RECORD	APPROVED FOR ISSUE
Concept	✓
DBR	
Tender Drawing	
Revision	R3
Date	APR. 2026

SHEET SIZE A3

मानचित्र निर्गत दिनांक 20/04/2026 से पाँच वर्ष तक वैध है।

यह स्वीकृति उ०प्र० नगर योजना एवं विकास अधिनियम 1973 की धारा-14 एवं इस विषय से सम्बन्धित नियमों व उपनियमों के अनुसार की गयी है इस स्वीकृति से न कोई अधिकार प्राप्त होगा न कोई उपयोगिता नष्ट होगी व उसका कोई ऐसा प्रभाव होगा कि उसके द्वारा कोई कानूनी रूकावट या स्वीकृति मानी जाए न उससे कोई प्रभाव सम्पत्ति सम्बन्धी किसी अधिकार पर पड़ेगा न यह किसी प्रकार ☐ कानूनी रूकावट रखेगी